136.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	983,100 / 983,100
					USE VALUE:	983,100 / 983,100
					ASSESSED:	983,100 / 983,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAPLAN MARCIE
Owner 2:	
Owner 3:	
Street 1:	61 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,102 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 2280 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6102.000	440,300		542,800	983,100
Total Card	0.140	440,300		542,800	983,100
Total Parcel	0.140	440,300		542,800	983,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.18 | /Parcel: 431.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	87578
GIS Ref	
GIS Ref	
Insp Date	06/12/18

!10578!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	440,000	0	6,102.	542,800	982,800	982,800	Year End Roll	12/18/2019
2019	101	FV	329,100	0	6,102.	572,900	902,000	902,000	Year End Roll	1/3/2019
2018	101	FV	329,100	0	6,102.	422,100	751,200	751,200	Year End Roll	12/20/2017
2017	101	FV	329,100	0	6,102.	404,100	733,200	733,200	Year End Roll	1/3/2017
2016	101	FV	329,100	0	6,102.	373,900	703,000	703,000	Year End	1/4/2016
2015	101	FV	321,100	0	6,102.	313,600	634,700	634,700	Year End Roll	12/11/2014
2014	101	FV	321,100	0	6,102.	306,400	627,500	627,500	Year End Roll	12/16/2013
2013	101	FV	321,100	0	6,102.	291,900	613,000	613,000		12/13/2012

PRINT

Date	Time
12/11/20	00:52:14

LAST REV

Date	Time
06/25/18	14:19:52
mmcmakin	
10578	

USER DEFINED

Prior Id # 1:	87578
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`CONNELL DENIS	28021-235		12/29/1997		317,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2010	471	Re-Roof	5,000					
12/4/2007	1116	Manual	14,000					re-build front por
5/11/2006	364	Wood Dec	25,000			G7	GR FY07	IN REAR
1/21/1998	39	Redo Kit	38,000					REMODEL KIT/ADD BA

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	Inspected	CC	Chris C
8/29/2017	MEAS&NOTICE	HS	Hanne S
2/6/2009	Meas/Inspect	372	PATRIOT
11/5/1999	Meas/Inspect	266	PATRIOT
8/3/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6102		Sq. Ft.	Site		0	90.	0.99	10									542,755						542,800	

Total AC/HA:	0.14008	Total SF/SM:	6102	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 542,755	Spl Credit	Total: 542,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16157126
Const Adj.:	1.03519642
Adj $ / SQ:	150.307
Other Features:	105000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540891
Depreciation:	100606
Depreciated Total:	440285

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

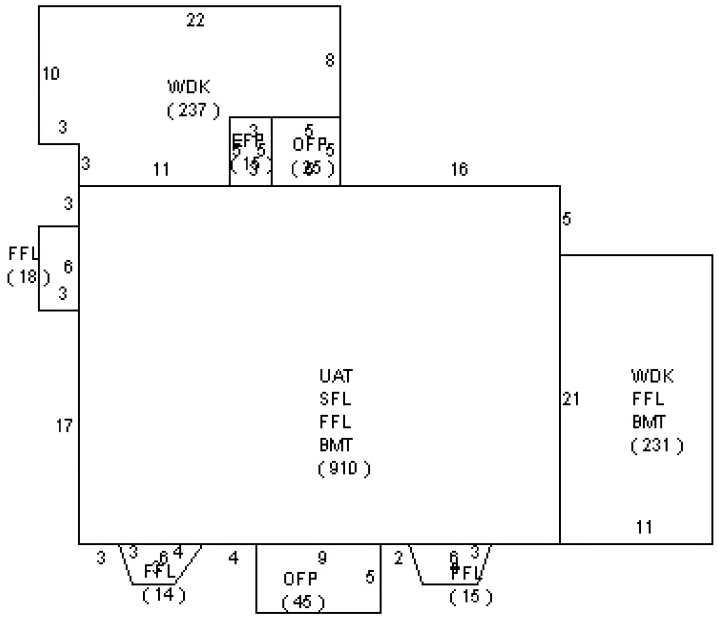
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.34
Special Features:	0	Val/Su Net:	114.07
Final Total:	440300	Val/Su SzAd	214.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,188	150.310	178,564
BMT	Basement	1,027	45.090	46,305
SFL	Second Floor	865	150.310	129,940
WDK	Deck	468	8.420	3,942
UAT	Upper Attic	228	105.210	23,936
OFP	Open Porch	70	41.480	2,904
EFP	Enclos Porch	15	75.160	1,127
	Net Sketched Area:	3,860	Total:	386,718
Size Ad	2052.5	Gross Are	4702	FinArea 2280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90				
SFL	95				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	